
Z-2271
G & L DEVELOPMENT
R1 TO R3

ADDENDUM
15 June 2006

Z-2271
G & L DEVELOPMENT
R1 TO R3

Addendum
15 June 2006

BACKGROUND:

Petitioner, G & L Development, by Brian Keene and legal counsel Daniel Teder with Reiling, Teder & Schrier, is seeking R3 zoning for 6.13 acres located adjacent to the east of Copper Beech Townhomes, a multi-family development located between McCormick Road and Klondike Road, ¼ mile east of CR 250 N, Wabash 11 (NE) 23-5.

Petitioner's site is impacted by the Cumberland Avenue extension as shown in the adopted *Transportation Plan for 2025* with proposed completion between 2011 and 2025. The county has hired a consultant to develop the design plans and conduct the environmental assessment portion of the project. The environmental assessment will help determine the placement of the road. The location currently shown is simply an approximate location, subject to change based on the consultant's recommendations. Based on information from the County Highway Department, the only fixed points are the two termini and where the extension will cross the new US 231.

UPDATE:

Petitioner has used both allowed continuances since the case was originally scheduled for the December 2005 APC public hearing, hoping that a decision about the placement of Cumberland extension was imminent. The attached letter from Opal Kuhl, Tippecanoe County Highway Executive Director, dated 8 June 2006 states "In following all of the necessary steps that are established for approval by INDOT and FHWA, it should be at least a year until an alignment is established for the project." In closing Opal adds, "I could not support making any premature decisions that could delay or endanger securing federal funding for this project. Any rezone should only be approved after the alignment has been established."

STAFF COMMENTS:

Prior to receiving Opal's letter, staff considered asking the Area Plan Commission to continue this case if a couple months delay would make the difference. However, since the decision could be a year off, staff agrees that this request is premature until the location of the Cumberland extension has been concretely determined. Staff recommends the case be dismissed and refilled when the location of the new road has been made.

STAFF RECOMMENDATION:

Dismissal

